La Cascada II is a single building, inner-city project developed and managed by the municipal housing department. The target market is low-income residents ranging in age from 55 to 75. Potential residents qualify and are selected through municipally organized programs. One goal was to provide affordable housing for seniors for the long-term, with long-term costs outweighing short-term. The selection of materials, concrete block and steel, exemplifies the commitment to long-term viability and provides a sense of permanence within the neighborhood.
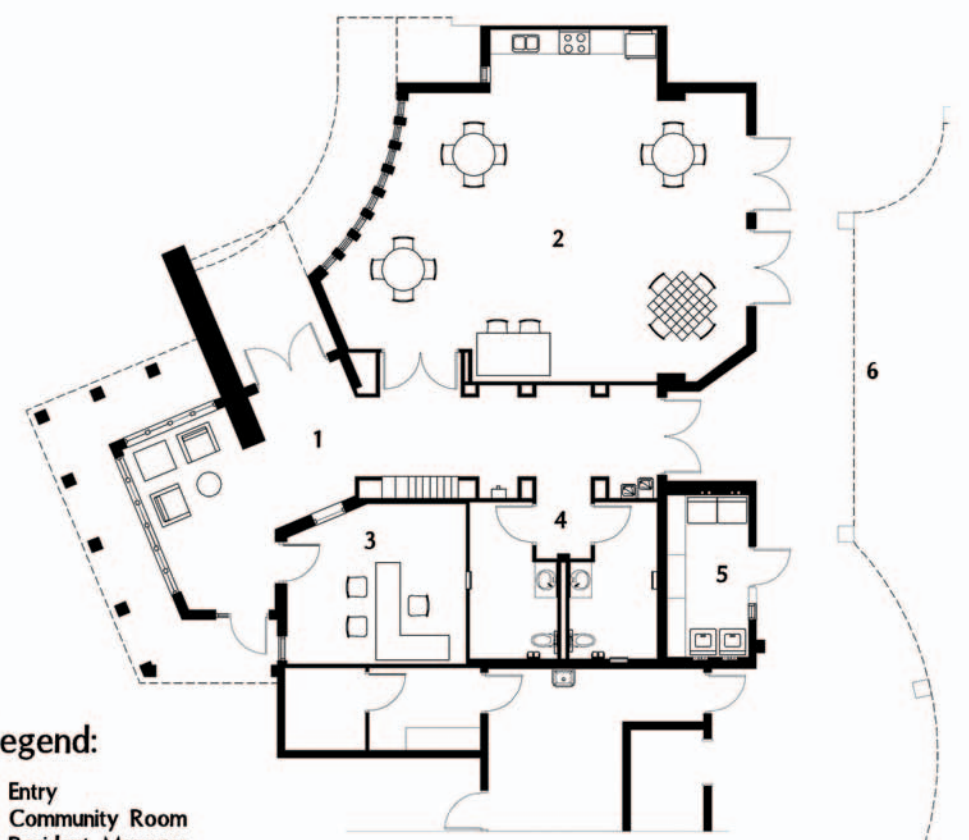
The design philosophy of La Cascada II was to create an environmentally sensitive solution with respect to the Southwest desert climate as it relates to materials, orientation, and the separation of public and private spaces. This philosophy engages the site and program to create a unique senior living environment for the 36 residents which it accommodates.

With units design around a central common courtyard space, the project allows the potential for closer relationship and monitoring of the residents within this community. Once inside, the private enclave promotes a feeling of community. Slump block columns rise up three stories within the courtyard to anchor stair towers at the far ends of the buildings and support wide, covered radial verandas connecting all the apartments. Within the courtyard, serpentine and radius seat benches create areas for community conversation and a separation edge between the landscape and the courtyard. The benches allow residents to visit or sit and listen to the trickling of the water as it cascades down the organic stone waterfall, a symbol of the preciousness of water within a desert environment.
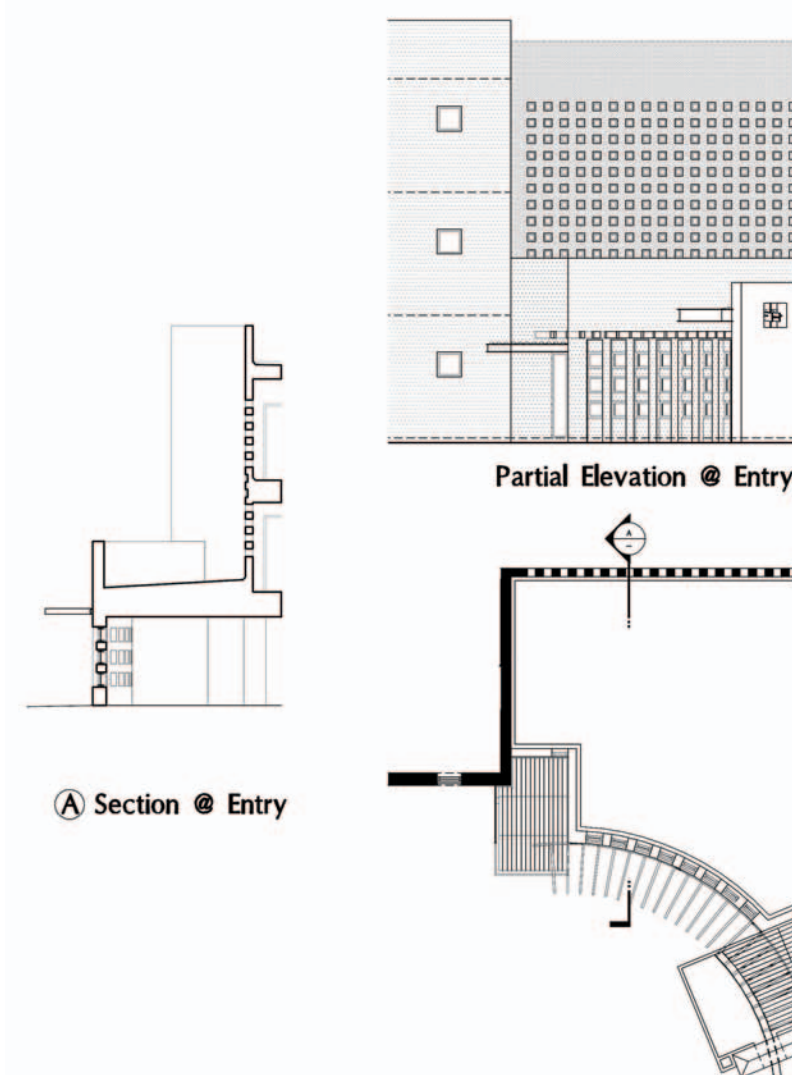
La Cascada II not only makes a strong statement with respect to quality affordable housing for seniors within a transitional neighborhood, but envelopes the notion of appropriate desert architecture with respect to massing, materials, color, solar orientation, fenestration and the use of shade.
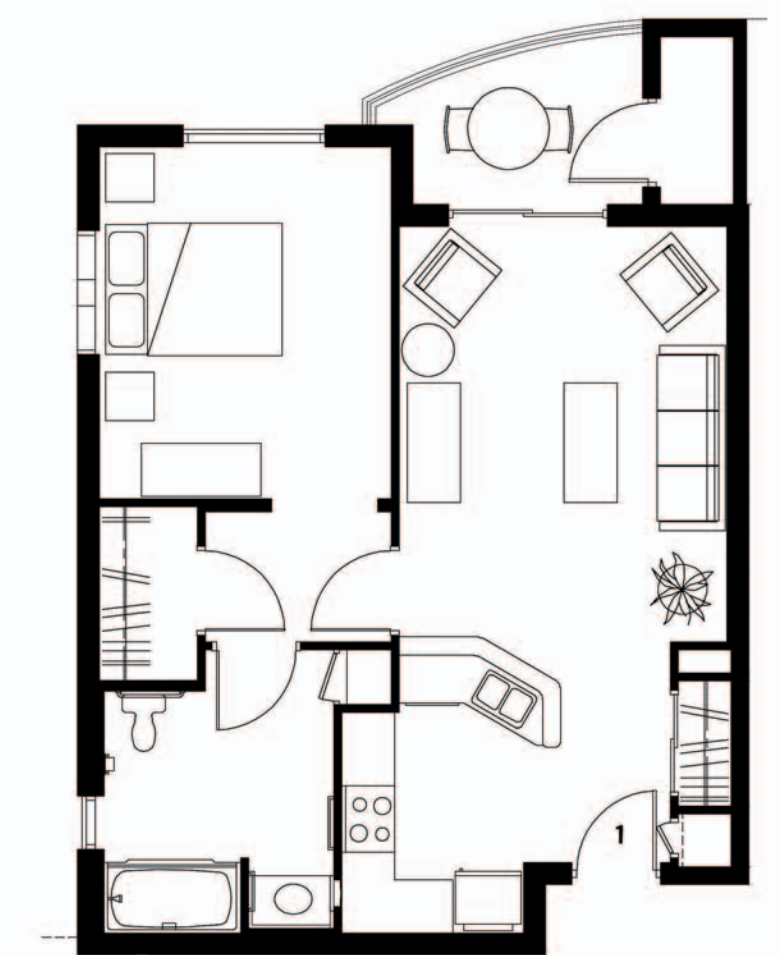

Legend:
1. Entry
2. Community Room
3. Resident Manager
4. Public Restrooms
5. Resident Laundry
6. Open Courtyard
7. Verandas Above
8. Resident Units

Building Plan

Legend:
1. Entry
2. Community Room
3. Resident Manager
4. Public Restrooms
5. Resident Laundry
6. Open Courtyard

Common Facilities

Partial Elevation @ Entry

A Section @ Entry

Partial Floor Plan @ Entry

Unit Plan
Area = 735 sq. ft.

Project Data

Owner Client:	City of Phoenix
Project Type:	Multi-Unit Rental Courtyard Housing
On-site Amenities:	Community Center, Courtyard
Number of Units:	36 One Bedroom Units
Target Age Group:	55 to 75
Rental Cost:	$370 per Month 1st Floor, $360 per Month 2nd and 3rd